

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
June 4, 2015

Vice Chairman W. Krick called the meeting to order at 5:30 p.m.

ATTENDANCE: B. Arthur, K. Kolberg, W. Krick, R. Mackie, E. Simmons, B. Turnquist

ABSENT: G. Borgman, excused

STAFF: H. Mitchell; J. Lewis, Public Safety Director; K. Briggs, SAFEbuilt; D. Renkenberger

OTHERS: B. Daniels, 944 E. Sextant; S. Green, PO Box 224; W. Hill, 1370 Sanford; M. Walker, 2912 Reynolds; M. Rice, Muskegon County Equalization

Meeting Minutes:

A motion to approve the regular meeting minutes of May 7, 2015 was made by B. Turnquist, supported by R. Mackie and unanimously approved.

Board members agreed to hear cases in a different order than shown on the agenda, since some property owners were present at the meeting and some were not. Those who were present were heard first.

Old Business:

EN140138 – 1153 Pine – Brenda Daniels, 944 E Sextant Rd., Muskegon, MI 49441. On 8/7/2014 the board tabled this case so the owner could work with SAFEbuilt to establish a timeline to get the necessary repairs done. The owner had obtained a permit to replace 8 windows on the front of the house on 7/17/2014 and added a 26 x 8 porch with 6 aluminum columns on 12/14. The permit expired on 1/13/2015. K. Briggs requested that this case be brought back to the board due to lack of progress. Updated pictures of the front of the home were provided, dated 8/25/2014 & 5/22/2015. There hasn't been any change between those pictures other than an extra posting. The 2014 winter taxes are delinquent.

B. Daniels stated that she had installed some doors, purchased the columns and worked on the porch. K. Briggs stated that he was not aware of any new work that was done, nor had a timeline for repairs been submitted. B. Daniels stated that she was working on paying the taxes but needed more time to do the repairs. W. Krick asked staff what the owner needed to do in order to complete the work. K. Briggs stated that the permit she previously pulled was now expired. He stated that there were a lot of repairs to do -- wiring, plumbing, plaster, heating, kitchen, and basement work – and that she must submit a timeline for getting those repairs done. B. Daniels asked for 10 more months to get the work done. R. Mackie stated that, if she were granted another extension, she must establish a timeline as directed months ago, and show progress. B. Daniels stated that the porch should be completed soon. K. Briggs advised her to come in to his office on Monday to get the timeline done. J. Lewis asked if there was insurance on the house. B. Daniels stated that there was not; she had been unable to get insurance because there was no siding on the back of the house. J. Lewis advised her that she would need to work on getting insurance.

A motion to table this case and have the owner work with SAFEbuilt on a timeline was made by B. Arthur, supported by R. Mackie and unanimously approved.

EN150273 – 1280 Sanford St. – JM Diamond, LLC, 13721 West 59th Ave, Arvado, CO 80004.

This case was originally heard at the April meeting where it was tabled in order to give the applicant time to come up with a reasonable timeline with cost estimates for the repairs. A cost estimate was submitted but did not contain enough detail or reasonable cost estimates, per SAFEbuilt. This case was tabled for a second time at the May meeting to give the owner or agent 30 more days to obtain SAFEbuilt's approval on the estimate and timeline. Per K. Briggs, as of the May 20 deadline to submit the timeline, no new information had been received. The 2014 Winter taxes are delinquent.

K. Briggs stated that he had expected the applicant's representative to be at this meeting, but no one had shown up. However, he stated that they did finally submit an updated cost estimate and time frame for repairs, and planned to start painting the exterior of the house on Monday. K. Briggs stated that, as long as they complied with the timeline; he was satisfied.

A motion to table this case and refer it back to staff to monitor compliance with the timeline, was made by R. Mackie, supported by K. Kolberg and unanimously approved

NEW BUSINESS

EN151081 – 462 Washington – Stephanie Green, 349 Ruddiman, Muskegon, MI 49445.

There was a fire at this location on 3/6/14; the house was not insured. A fire inspection was completed on 3/11/14 and the inspection report was provided to board members. No permits for repairs were obtained and there had been no contact with the owner. The Notice & Order was sent & posted on 4/24/15. The 2014 winter property taxes are delinquent.

The property owner was present at the meeting. She stated that she originally wanted to repair the house but did not have the funds. W. Krick asked if she was going to have the house torn down. S. Green stated that she was not able to, since the house was not insured she does not have the funds to do it. J. Lewis stated that the fire rendered the house a total loss. The owner would be responsible for demolition costs. S. Green stated that they had cleared everything from inside the house; all that was left were the outside walls. W. Krick wanted to make sure Ms. Green was aware that she would be billed for the demolition. E. Simmons explained the demolition process.

A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by E. Simmons and unanimously approved. K. Briggs advised Ms. Green that she could obtain a permit and arrange to have the building demolished herself. J. Lewis stated that if it was done by the City, the cost would be between \$5,000 and \$10,000.

EN150287 – 1709 Pine – Tonya Robinson, 1853 Wood St., Muskegon, MI 49442. There had been a fire at this house on 3/6/13 while it was owned by Sabrina Petty. The fire inspection report was completed on 3/28/13 while under her ownership. She had no insurance on the structure. The bank then foreclosed on her and sold the property to ROI US Holding LLC. This property was then sold to Tonya Robinson on 2/6/14. Ms. Robinson had applied for 3 permits to do the necessary repairs due to the fire. They were applied for in March 2014 with the owner cancelling all of them due to lack of funds to complete the repairs. The fire inspection report from 3/28/13 was provided to board members. If there were any changes to codes from the time

of the inspection, the repairs would have to be completed to current code standards. There has been no contact from the property owner. A Notice & Order was sent and posted on 4/24/15. The 2013 winter taxes and the 2014 summer & winter taxes are delinquent.

K. Briggs stated that no one had contacted SAFEbuilt about repairing the structure. A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by K. Kolberg and unanimously approved.

EN151104 – 1258 5th – James Ridge & Ashley Gabris, 1258 5th, Muskegon, MI 49441. This property is located in our Blight Fight area and is next to St. Joseph's Park. There were 2 permits obtained for this property in 2013. The owner, James Ridge, had obtained a permit to convert the structure from a duplex to a single family home. The permit was to construct a staircase inside the home. The owner then submitted a change to the staircase on 3/3/14. Erickson Electric obtained an electrical permit on 3/25/13 to rewire the house. The contractor stated that they never started the job. The owner never followed through. The Notice & Order was sent and posted on 4/24/15. There has been no contract from the owners. This home was being purchased on land contract from F & J Investments & Laketon LLC. Ms. Doyon, the land contract seller, did call and stated that she didn't know where the purchasers are. They haven't been in contact with her. There has been no trades inspection completed on this home. Property taxes are current. W. Krick had asked if anyone had been in contact with SAFEbuilt regarding this property. K. Briggs stated that no one had.

A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by E. Simmons and unanimously approved.

EN151147 – 1252 5th – Francisco Lorenzo, 2649 N Maramora Ave, Chicago, IL 60639. This property is located in our Blight Fight area and is next to St. Joseph's Park. On 3/19/15 a letter was sent to the owner regarding work being done on the property without a permit. There was a wood stove installed without a permit and venting in violation of code. The owner was given until 3/26/15 to contact SAFEbuilt to get a permit. There was no contact from the owner regarding the letter. A final notice was sent out on 3/26/15 giving until 4/2/15 to comply or a civil infraction may be issued. The permit still has not been obtained. A Notice & Order was sent & posted on 4/24/15. No trades inspection has been scheduled. Mr. Lorenzo did contact K. Briggs and asked about obtaining the permits for the repairs for the external issues. K. Briggs advised him that an inspection of the interior was also needed. The 2013 summer & winter and the 2014 winter taxes are delinquent (the 2014 summer taxes were paid).

W. Krick asked if there was any additional information for this property. K. Briggs stated that he had spoken to the owner about an inspection, but after he was informed of the delinquent taxes and fees owing on the property, he declined to come in and get a permit. B. Turnquist asked if the home was occupied. K. Briggs stated that it was not; the owner lived in Chicago

A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by R. Mackie and unanimously approved.

Old Business

EN150275 – 1370 Sanford – Willie Hill Jr., P.O. Box 4056, Muskegon, MI 49444. This case was tabled at the May meeting, with the owner directed to work with SAFEbuilt to come up with a list of estimated repair costs and a timeline for getting the repairs done. The deadline to submit the requested information was 5/20/2015 at 5 p.m. K. Briggs stated that there had not

been any new information submitted. Part of the 2014 summer and all of 2014 winter taxes are delinquent.

W. Hill introduced M. Walker, another person he had enlisted to help him with the house. W. Krick asked Mr. Walker if he had contacted SAFEbuilt yet. M. Walker stated that he had walked through the house but had not contacted SAFEbuilt. K. Briggs stated that the house needed extensive work, and he was not getting the information on costs and a timeline that he had requested. W. Krick pointed out that this was now the third time they had asked for this information. W. Hill stated that he had arranged for someone to come through the house and give him a cost estimate, but they had not shown up. M. Walker estimated that there was at least \$35,000 worth of repairs to do, and it would take 6 to 8 months. W. Krick, K. Briggs, and W. Hill discussed whether the house was worth repairing, and the status of the land contract.

A motion to declare the structure substandard, dangerous and a public nuisance was made by R. Mackie, supported by E. Simmons and unanimously approved.

B. Turnquist asked if homeowners and staff had discussed if the house may be too costly to repair. K. Briggs stated that W. Hill had been advised. B. Turnquist stated to W. Hill that he may want to get an attorney to assist him with the land contract issues. J. Lewis stated that he could call 211 and find out where to get assistance. M. Rice from the County Equalization office was present, and he stated that they did have a copy of the land contract showing a sale date of March 2014.

Other

July meeting - Board members discussed having a July meeting. H. Mitchell stated that she did not have any cases. A motion to cancel the July meeting was made by R. Mackie, supported by E. Simmons and unanimously approved.